

3,880 Sq. Ft. Spec Building



Jackson Spec Building

2924 E. Jackson Street, Sioux Falls, SD 57108

Property Features

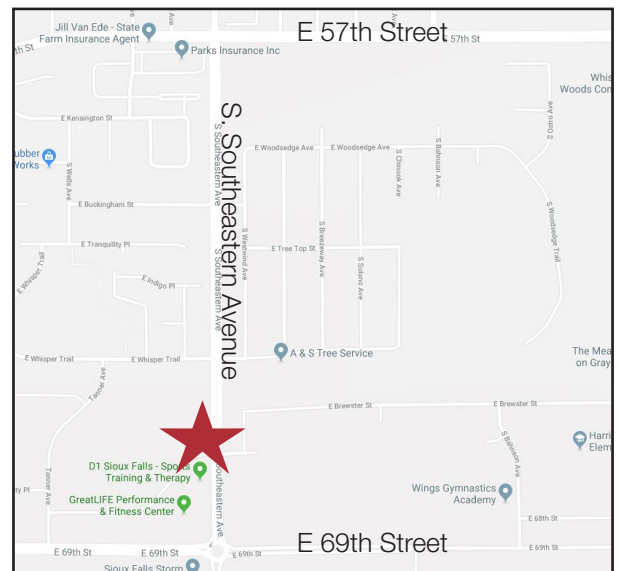
- Building size: 3,880 sq. ft.
- Building is designed to be subdivided into two +/- 1,940 sq. ft. suites
- SBA 504 loan ready building can accommodate a 51% owner-occupant
- Investment potential with an office tenant that needs any size of space
- Excellent location in southeast Sioux Falls with quick access to 69th & Southeastern
- Pick your own finishes! Several options for tenant/buyer to choose from
- Space sheet-rocked, taped, and textured
- Allow 6-8 weeks for delivery after going under contract

Pricing

- List price: \$850,000 (\$219.07/ sq. ft.)
- Lease rate: \$17.00/ sq. ft. NNN
- Estimated NNN: \$5.00/ sq. ft.

Location

- Located just north of the roundabout of 69th Street and S. Southeastern Avenue
- Area neighbors include: GreatLife Performance & Fitness, Sioux Falls Christian Schools, Harrisburg Horizon Elementary School, Wings Gymnastics Academy



For more information:

Marcus Mahlen, CCIM

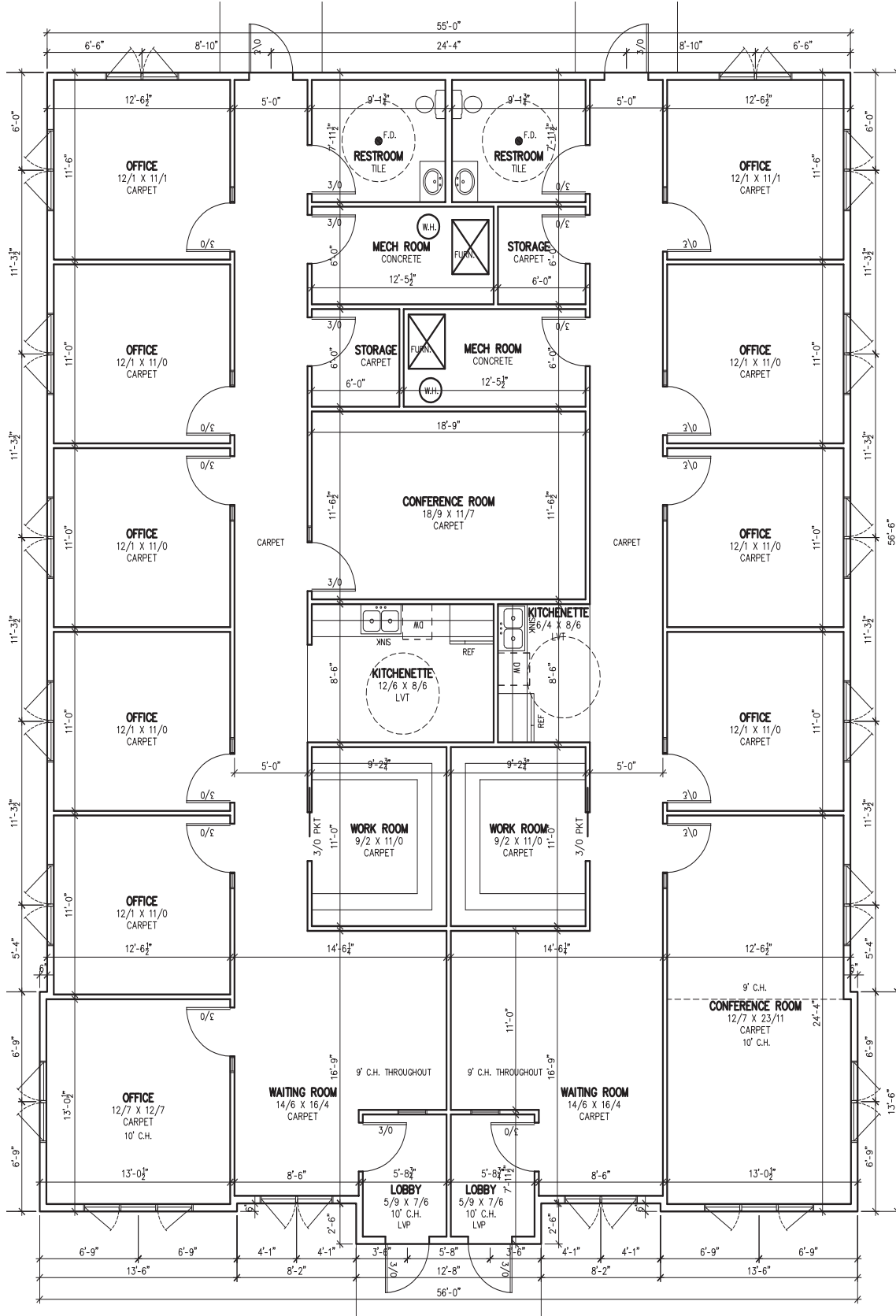
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Current layout. Space is framed, sheet-rocked, taped and textured. Ready for carpet and paint selections by buyer/tenant. 6-8 weeks for completion after going under contract.

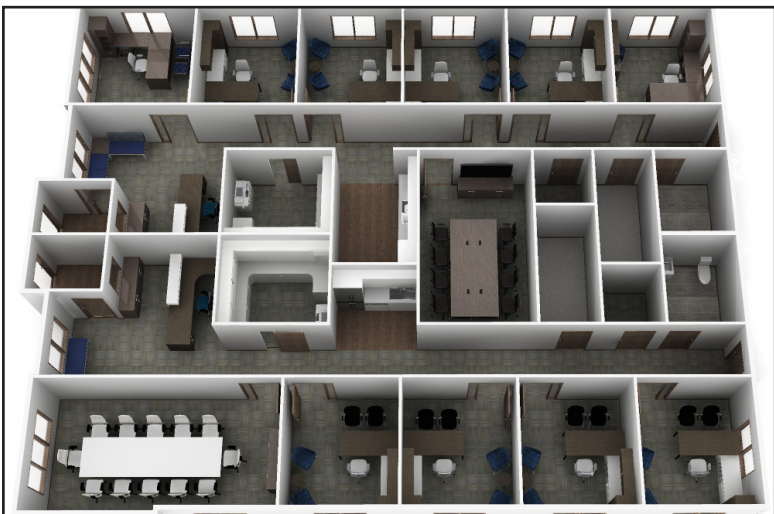
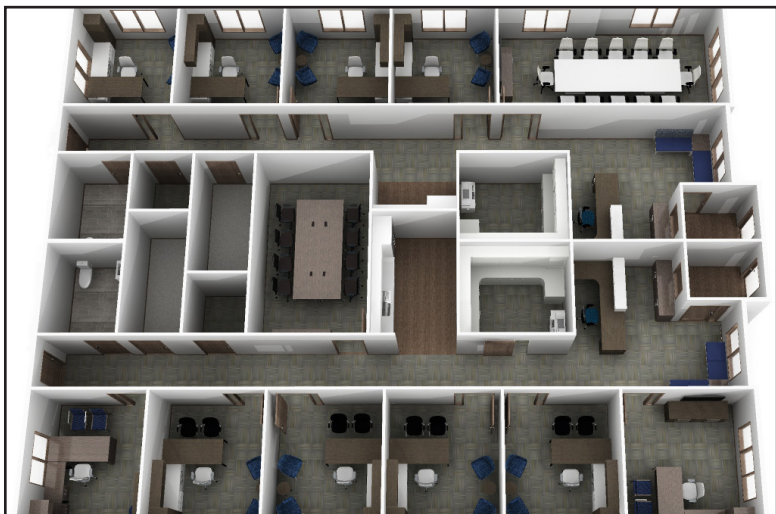
FOR SALE OR LEASE





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Interior rendering



NA Sioux Falls

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